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**AMHERST PLANNING BOARD
Wednesday, May 2, 2007 – 7:00 PM
Town Room, Town Hall
AGENDA**

I. PUBLIC HEARING – ZONING AMENDMENT

7:05 PM A-4-07 FPC Amendment

To amend Section 3.316 of the Amherst Zoning Bylaw to change the permit requirement for surface water impoundments, flood retention ponds, and other surface water storage uses from Special Permit to Site Plan Review, and to add new standards and conditions for the use.

II. PUBLIC HEARING – PRELIMINARY SUBDIVISION APPLICATION

7:30 PM SUB2007-00004 - Strawberry Fields, The Levi-Nielsen Company

Request approval for a 10-lot preliminary subdivision, 650-652 South East Street. (Map 17D/Parcels 21 & 24, RO/PURD zoning district)

III. PUBLIC HEARINGS – ZONING AMENDMENTS

8:05 PM A-2-07 Farm Stands

To amend Section 3.312 of the Amherst Zoning Bylaw to bring existing regulations for two categories of principal use farm stands into conformance with revised provisions of MGL Ch. 40A, Sec. 3. (continued from April 18, 2007)

8:15 PM A-3-07 Accessory Farm Stands

To amend Section 5.090 of the Amherst Zoning Bylaw to allow and regulate accessory farm stands on properties of 2 acres or more in R-N, R-O, and R-LD Districts and selected portions of the PRP District. (continued from April 18, 2007)

8:30 PM A-1-07 Inclusionary Zoning (Petition)

To amend Section 15.10 of the Amherst Zoning Bylaw to mandate that all affordable housing units provided under inclusionary zoning requirements be solely low-income units eligible for recognition on the Commonwealth's 40B Subsidized Housing Inventory (petition of V. O'Connor). (continued from April 4 & 18, 2007)

May 2, 2007

IV. NEW BUSINESS

- A. Lot Release Request – Lot 9, Palley Village
- B. Lot Release Requests – Lots 26, 31, 32 & 64, Linden Ridge Road
- C. The Massachusetts Federation of Planning & Appeals Board – Spring Area Meeting
- D. Other

V. OLD BUSINESS

- A. Town Meeting – Warrant Review, Movers/Speakers
- B. Other

VI. FORM A (ANR) SUBDIVISION APPLICATIONS

VII. UPCOMING ZBA APPLICATIONS

VIII. UPCOMING SPP/SPR/SUB APPLICATIONS

IX. PLANNING BOARD SUBCOMMITTEE REPORTS

- A. Zoning
- B. Atkins Working Group

X. PLANNING BOARD COMMITTEE REPORTS

- A. Pioneer Valley Planning Commission
- B. Community Preservation Act Committee
- C. Agricultural Commission
- D. Comprehensive Planning Committee
- E. Flood Prone Conservancy Task Force

XI. REPORT OF THE CHAIR

XII. REPORT OF THE DIRECTOR

XIII. ADJOURNMENT